

**ZT-8-2008**  
**West Valley City**  
**Amending the Conditional Use Ordinance**

City staff is recommending an amendment to Chapter 7-7 of the Zoning Ordinance which regulates conditional uses. The proposed changes are necessary to comply with recent State law changes. A copy of the proposed ordinance amendments is attached.

**Staff Alternatives:**

1. Approval, this ordinance is necessary to comply with State law.
2. Continuance, for reasons determined at the public hearing.

**Applicant:**

West Valley City

**Discussion:** Steve Pastorik presented the application. Jason Jones questioned what the zoning administrator does. Steve Pastorik provided a summary of the various decisions and actions the zoning administrator is permitted to perform. Commissioner Jones stated that any change of use should come back to the Planning Commission or the public should be properly notified. Nicole Cottle replied that this requirement is not in the ordinance and the zoning administrator makes the determination. Terri Mills stated that the only concern she has is the time limit under section 7-7-109. Phil Conder agreed and stated that there are legitimate situations that arise that make a project difficult to conclude in a year. Commissioner Conder added that the application should be approved but staff must accommodate special circumstances in which a project may not justifiably be completed within a 12 month period.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Conder moved for approval with the condition that staff will address the concerns of the Planning Commission regarding the time limit in section 7-7-109 to accommodate projects that may take longer than 12 months to complete construction.

Commissioner Mills seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Jones	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous - ZT-8-2008– Approved**